

MINUTES OF MEETING OF STATE BUILDING COMMISSION

MARCH 14, 2002

The State Building Commission met this day at 1:30 p.m. in House Hearing Room No. 29, Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and departments present.

1:34 p.m.	Department of Environment and Conservation	Commissioner Milton Hamilton
1:35 p.m.	Department of Veterans Affairs	General Wendell Gilbert
1:36 p.m.	Tennessee Wildlife Resources Agency	Director Gary Myers
1:37 p.m.	Military Department	General Jackie D. Wood
1:38 p.m.	University of Tennessee	Vice President Philip Scheurer
1:39 p.m.	Tennessee Board of Regents	Vice Chancellor David Gregory
1:43 p.m.	Department of Finance and Administration	
1:57 p.m.	State Building Commission	

STATE BUILDING COMMISSION MEMBERS PRESENT

Jimmy Naifeh, Speaker of the House of Representatives
C. Warren Neel, Commissioner, Department of Finance and Administration
Steve Adams, State Treasurer
John G. Morgan, Comptroller of the Treasury
Riley Darnell, Secretary of State

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Don Sundquist
Lieutenant Governor John S. Wilder, Speaker of the Senate

STATE BUILDING COMMISSION STAFF PRESENT

Michael A. Fitts, State Architect
Georgia Martin, Administrative Assistant

OTHERS PRESENT

Larry Kirk, Department of Finance and Administration

Sharon Willis, Department of Finance and Administration

Charles Harrison, Comptroller's Office

Mark Wood, Secretary of State's Office

Janie Porter, Attorney General's Office

Genie Whitesell, Attorney General's Office

Col. Greg Phelps, Military Department

Keith Robinson, Tennessee Board of Regents

Jerry Preston, Tennessee Board of Regents

Pat Haas, Bond Finance

George Criss, University of Tennessee

Alvin Payne, University of Tennessee

Martha Staley, Department of Finance and Administration

Bob Oglesby, Everton Oglesby Askew Architects

Nancy Blevins, Department of Finance and Administration

Dwight Hensley, Department of Environment and Conservation

Al Kovash, Department of Veterans Affairs

Jim Dixey, Department of Finance and Administration

Nick DePalma, Department of Finance and Administration

Greg Smith, Department of Finance and Administration

Dennis Raffield, THEC

Bob Woolf, Department of Finance and Administration

Duane Stuckey, Middle Tennessee State University

Bart Hammontree, AIMS

Cliff Steger, Department of Finance and Administration

Cliff Steger, Dartmouth College

Speaker Naifeh called the meeting to order at 1:34 p.m. and requested action on the following projects as presented by State Architect Michael A. Fitts.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

1:34 p.m.

Commissioner Hamilton requested action on the following matter.

STATEWIDE

- 1) Approved a request to award a contract to Adventureworks, the successful proposer on an RFP issued on a project for **Ropes Courses** at select State parks, statewide.

SBC Project No. *126/000-01-01*

DEPARTMENT OF VETERANS AFFAIRS

1:35 p.m.

General Gilbert requested action on the following matter.

VETERANS CEMETERY, MEMPHIS, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$370,000.00 to \$400,000.00 (\$30,000.00 increase) of a project for **Fencing** of the Veterans Cemetery at Memphis, Tennessee.

Revised Estimated Project Cost: \$400,000.00
SBC Project No. 682/079-01-00

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TENNESSEE WILDLIFE RESOURCES AGENCY

1:36 p.m.

Executive Director Myers requested action on the following matter.

ELLINGTON AGRICULTURAL CENTER NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding to **Reroof Penthouse** at Central Office Building, Ellington Agricultural Center, with design services to be accomplished by Tennessee Architectural Services.

Estimated Project Cost: \$80,000.00
SBC Project No. 220/018-01-02

MILITARY DEPARTMENT

1:37 p.m.

General Wood requested action on the following matter.

NATIONAL GUARD ARMORY, HENDERSON, TENNESSEE

- 1) Approved a request for a revision in the estimated project cost from \$1,631,000.00 to \$2,051,000.00 (\$420,000.00 increase), approval to allocate funding, and authorization to proceed with a project for **Henderson OMS** at Henderson, Tennessee.

Estimated Project Cost: \$2,051,000.00
SBC Project No. 361/035-02-98

UNIVERSITY OF TENNESSEE

1:38 p.m.

Vice President Scheurer requested action on the following matter.

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Conference Center Building Space Renovation** at the University of Tennessee at Knoxville, with design services provided by University personnel.

Estimated Project Cost: \$500,000.00
SBC Project No. 540/009-02-02

DISCUSSION OF BIDS

- 1) **University of Tennessee at Chattanooga**
(University Center Renovation and Expansion)
SBC Project No. 540/005-04-99
Bid date: March 12, 2002
SBC Action: No action required

TENNESSEE BOARD OF REGENTS

1:39 p.m.

Vice Chancellor Gregory requested action on the following matters.

MIDDLE TENNESSEE STATE UNIVERSITY, MURFREESBORO, TENNESSEE

- 1) Approved a request for a revision in funding from \$956,000.00 to \$1,103,000.00 (\$147,000.00 increase) for **Several Buildings Roof Replacements** at Middle Tennessee State University in Murfreesboro, Tennessee.

Revised Estimated Project Cost: \$ 1,103,000.00
SBC Project No. 166/009-02-00

- 2) Approved a project and acknowledgment of the source of funding for **St. Mark's Renovations** at Middle Tennessee State University in Murfreesboro, and the selection of Maxwell Johanson Maher to design and supervise the project.

Estimated Project Cost: \$ 355,000.00
SBC Project No. 166/009-01-02

- 3) Mr. Gregory presented a request for approval of a project and acknowledgment of the source of funding for a **Sports Museum** at Middle Tennessee State University in Murfreesboro, and selection of a designer to design and supervise the project. Noting that the funding source was from "gifts", Commissioner Neel asked about the operating funds once the facility was built. Mr. Gregory responded that they will be eating the operating costs out of the existing budget. The request was referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$ 1,000,000.00
SBC Project No. 166/009-02-02

- 4) Approved a project and acknowledgment of the source of funding for **Educational Facility Improvements** at Middle Tennessee State University in Murfreesboro, and the selection of Adkisson Harrison to design and supervise the project.

Estimated Project Cost: \$ 750,000.00
SBC Project No. 166/009-03-02

JACKSON STATE COMMUNITY COLLEGE, JACKSON, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Chiller Emergency Repair / Replacement** at Jackson State Community College in Jackson, Tennessee, with design services to be provided by the regional consultant.

Estimated Project Cost: \$ 200,000.00
SBC Project No. 166/019-01-02

TENNESSEE TECHNOLOGY CENTER AT PARIS, PARIS, TENNESSEE

- 1) Approved a project for **HVAC Controls Retrofit** at the Tennessee Technology Center at Paris, and the selection of I.C. Thomasson Associates to design and supervise the project.

Estimated Project Cost: \$ 80,000.00
SBC Project No. 166/079-01-02

DEPARTMENT OF FINANCE AND ADMINISTRATION

OLD TENNESSEE STATE PENITENTIARY, NASHVILLE, TENNESSEE

- 1) Mr. Fitts presented a request for approval of the Early Design Phase of a project for **Land Use Master Plan** at Old Tennessee State Penitentiary in Nashville. He introduced Bob Oglesby, Everton Oglesby Askew Architects, who made the presentation.

Treasurer Adams asked about the value of the property and Larry Kirk responded that it should be in the range of \$10 million. He added that the economic impact of one movie filmed at the site was approximately \$30 million. Treasurer Adams asked if the property were sold for \$10 million, what would be the economic impact of the development. Mr. Kirk said the question was whether or not it made sense for the State to keep the property and maintain it. Treasurer Adams asked what did the State need it for. Mr. Kirk said the proposed warehouse would be used to consolidate storage in response to a needs study they had done. He added that if the State keeps it, they would need to spend some money on it. He said they were going to try to retain and maintain the historic buildings and that the decision had been made not to sell it. Treasurer Adams asked who had decided that, and Mr. Kirk responded that the Governor had.

Speaker Naifeh asked if they had any idea about future movies being filmed there. Mr. Kirk responded that Chet Frist was involved and he had two film groups interested. Treasurer Adams said he would rather sell the property for \$10 million and buy land near the Bicentennial Mall that was needed to protect the mall. Commissioner Neel asked for the estimated cost of environmental hazards abatement and Mr. Oglesby stated that asbestos abatement would be about \$3.5 million, but they were refining the total cost. Mr. Kirk said this could very well end up like Lakeshore property in Knoxville wherein the demolition and environmental hazard costs ended up equaling the value of the land. Treasurer Adams said he thought they were doing this study to determine if this was in the best interest of the State. Secretary Darnell said he thought they were going to determine if the State had future needs for the property and were going to determine a value. He said it started out being surplus property. Comptroller Morgan asked if, at this point, the State needed the site for expansion. He said he thought preserving the historical pieces was good. After discussion, the request was referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$50,000.00
SBC Project No. 529/010-01-01

SPECIAL ITEM

- 1) Approved a contract with Metropolitan Nashville for future replacement of the **Nashville Thermal Transfer Plant** in accordance with the staff recommendations.

SBC Project No. 529/000-01-02

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the meeting held on February 14, 2002.

REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT

1. **Columbia State Community College**
(Chiller Controls Physical Plant)
Change Order No. 1
Change Order Amount: \$26,628.00
Change Order Percent: 34.49
Cumulative Percent 34.49
SBC Project No. 166/015-01-96
2. **Austin Peay State University**
(Emerald Hills)
Change Order No. 7
Change Order Amount: \$18,800.00
Change Order Percent: 3.12
Cumulative Percent 28.67
SBC Project No. 166/003-01-97
3. **Middle Tennessee State University**
(ADA Accessibility)
Change Order No. 6
Change Order Amount: \$7,051.28
Change Order Percent: 1.8
Cumulative Percent 18.54
SBC Project No. 166/009-09-99
4. **University of Memphis**
(Chillers Phase 3)
Change Order No. 6
Change Order Amount: \$12,309.00
Change Order Percent: 2.34
Cumulative Percent 13.09
SBC Project No. 166/000-02-97
5. **James K. Polk Building**
(Re-Ceiling Phase 1)
Change Order No. 9
Change Order Amount: \$233,919.45
Change Order Percent: 19.3
Cumulative Percent 25.9
SBC Project No. 529/075-01-99

6. **State Capitol**
(Security Improvements)
Change Order No. 14
Change Order Amount: \$3,606.79
Change Order Percent: .80
Cumulative Percent 28.16
SBC Project No. 529/005-01-99
7. **Library & Archives Buildings**
(Fire Alarm Upgrade)
Change Order No. 2
Change Order Amount: \$2,058.87
Change Order Percent: 1.38
Cumulative Percent 19.21
SBC Project No. 529/043-01-00
8. **Tennessee Rehabilitation Center**
(Boiler Replacement & Pipe Insulation)
Change Order No. 6
Change Order Amount: \$5,238.84
Change Order Percent: 2.53
Cumulative Percent 25.09
SBC Project No. 442/006-01-00
9. **Tennessee Rehabilitation Center**
(Boiler Replacement & Pipe Insulation)
Change Order No. 7
Change Order Amount: \$1,353.64
Change Order Percent: 0.65
Cumulative Percent 25.75
SBC Project No. 442/006-01-00
10. **Clover Bottom Developmental Center**
(Pave Streets / Parking Lots)
Change Order No. 1
Change Order Amount: \$48,181.00
Change Order Percent: 30.33
Cumulative Percent 30.33
SBC Project No. 344/003-01-00
11. **Parls Landing State Park**
(golf Course Irrigation)
Change Order No. 4
Change Order Amount: \$25,835.55
Change Order Percent: 3.98
Cumulative Percent 16.75
SBC Project No. 126/075-02-00

SUB-COMMITTEE REPORT

- 1) Report received of action taken at the State Building Commission Executive Sub-Committee meeting held on February 25, 2002.

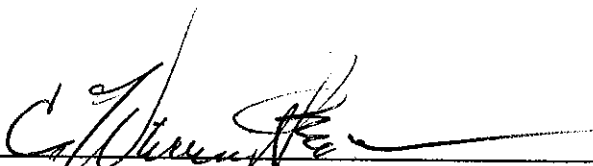
DESIGNER SELECTION LIST

Approved the following designer selections as recommended.

- 1) **Northwest Correctional Complex**
(Planning – Sewage System Upgrade)
Estimated Project Cost: \$450,000.00
SBC Project No. 142/016-01-02
Designer: **FISHER & ARNOLD**
- 2) **Middle Tennessee State University**
(St. Mark's Renovations)
Estimated Project Cost: \$355,000.00
SBC Project No. 166/009-01-02
Designer: **MAXWELL JOHANSON MAHER**
- 3) **Middle Tennessee State University**
(Educational Facility Improvements)
Estimated Project Cost: \$750,000.00
SBC Project No. 166/009-03-02
ADKISSON HARRISON
- 4) **Tennessee Technology Center at Paris**
(HVAC Controls Retrofit)
Estimated Project Cost: \$80,000.00
SBC Project No. 166/079-01-02
Designer: **I.C. THOMASSON**

There being no further business, the meeting adjourned at 1:58 p.m.

APPROVED BY:



C. Warren Neel, Ph.D., Commissioner
Department of Finance and Administration